

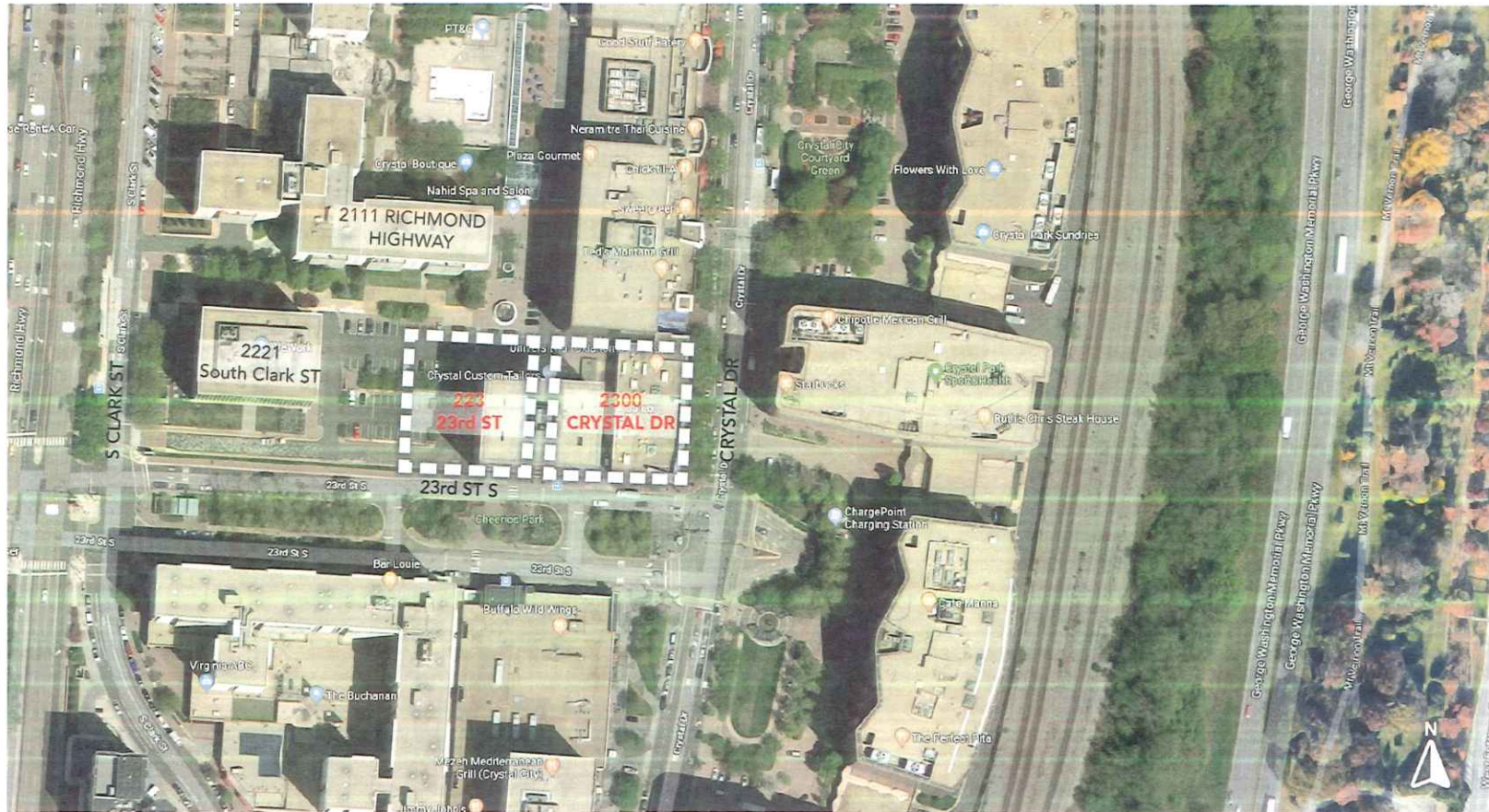


View West
through
Shared Plaza
to Center Park

223 23rd Street/2300 Crystal Drive

223 23rd Street/2300 Crystal Drive

Existing Conditions



2300 Crystal Drive

Program & Renderings

Office	518,031 GSF
Retail	15,071 GSF
Total	536,772 GSF
Parking	269 spaces



View from
23rd &
Crystal Drive

223 23rd Street

Program & Renderings

Residential	522,171 GSF
Retail	19,970 GSF
Total	542,141 GSF
Parking	194 spaces



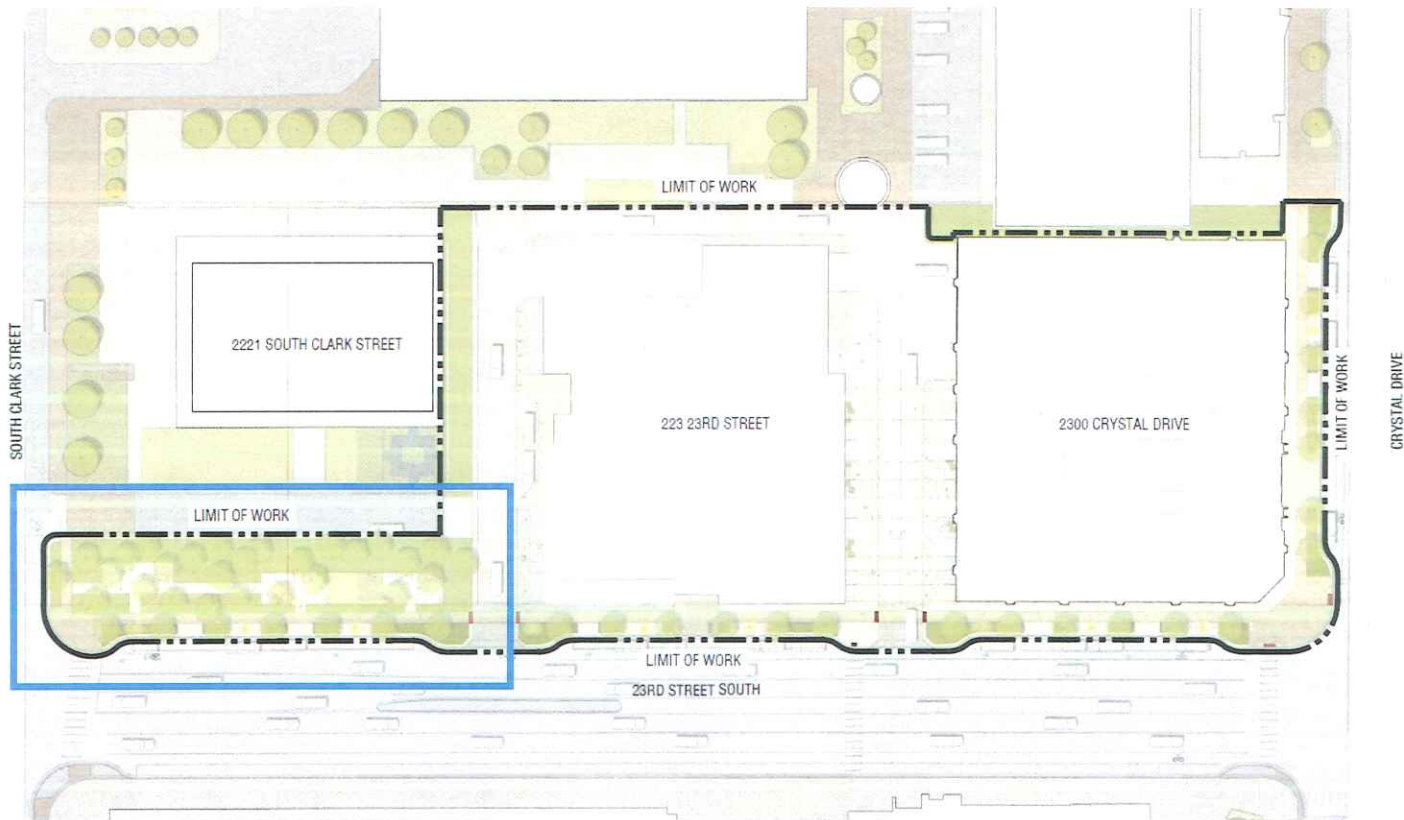
Northeast
View from
23rd Street



Retail on
23rd Street

223 23rd Street/2300 Crystal Drive

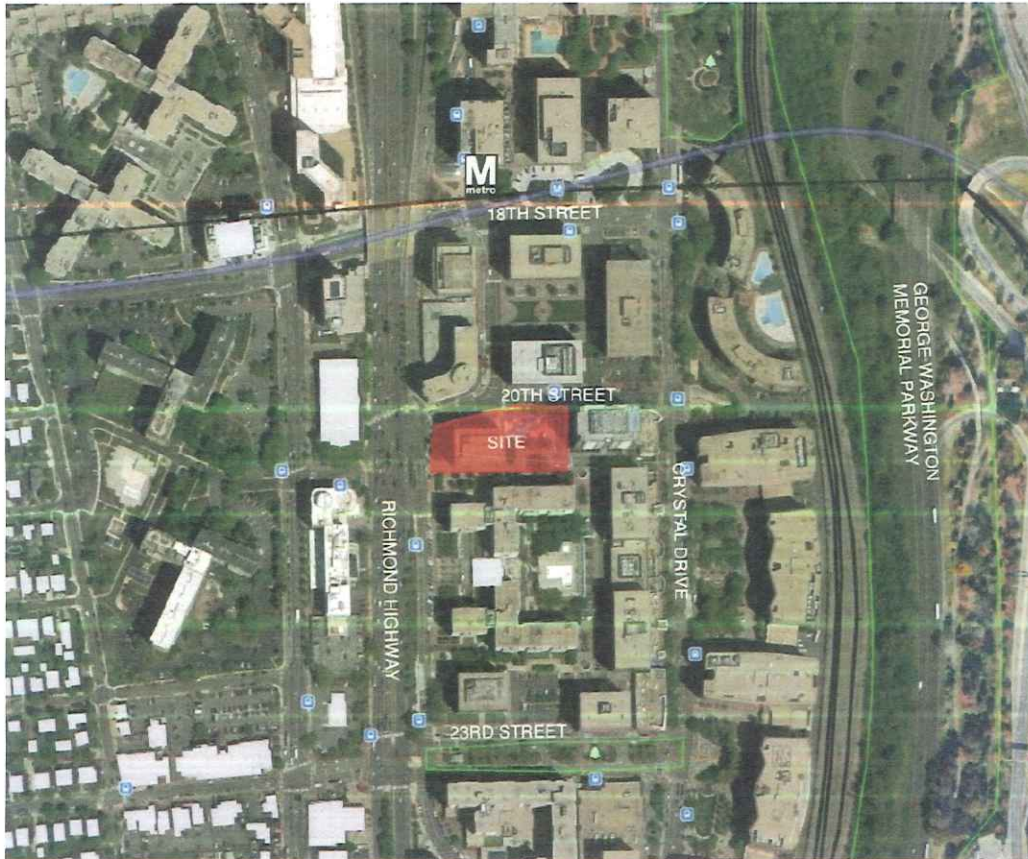
Interim Open Space



2000/2001 Bell Street

2000 & 2001 Bell Street

Existing Conditions



2000 & 2001 Bell Street

Program & Renderings

	2000 Bell St	2001 Bell St
Multifamily Rental	384,406 GSF (359 units)	352,822 GSF (403 units)
Retail	26,531 GSF	42,405 GSF
Total	410,937 GSF	395,227 GSF
Parking	337 spaces (0.44 spaces per unit)	



2000 & 2001 Bell Street

Renderings

View from
Richmond
Highway and
20th Street

 JBG SMITH



View from
South Bell
looking south

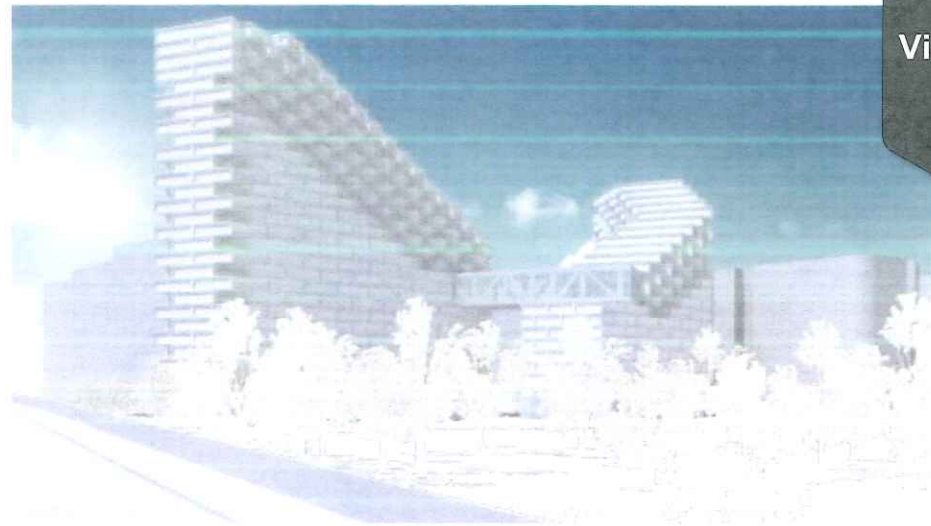
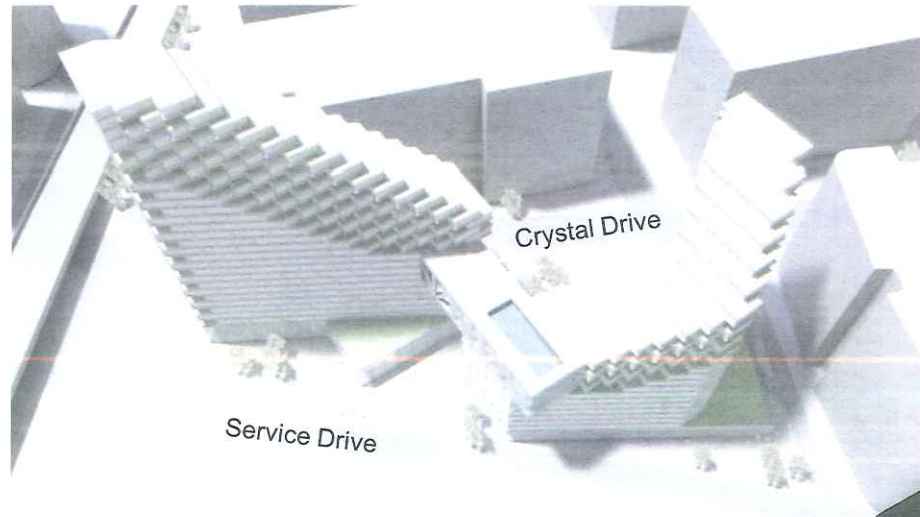


2525 Crystal Drive

2525 Crystal Drive

Program & Renderings

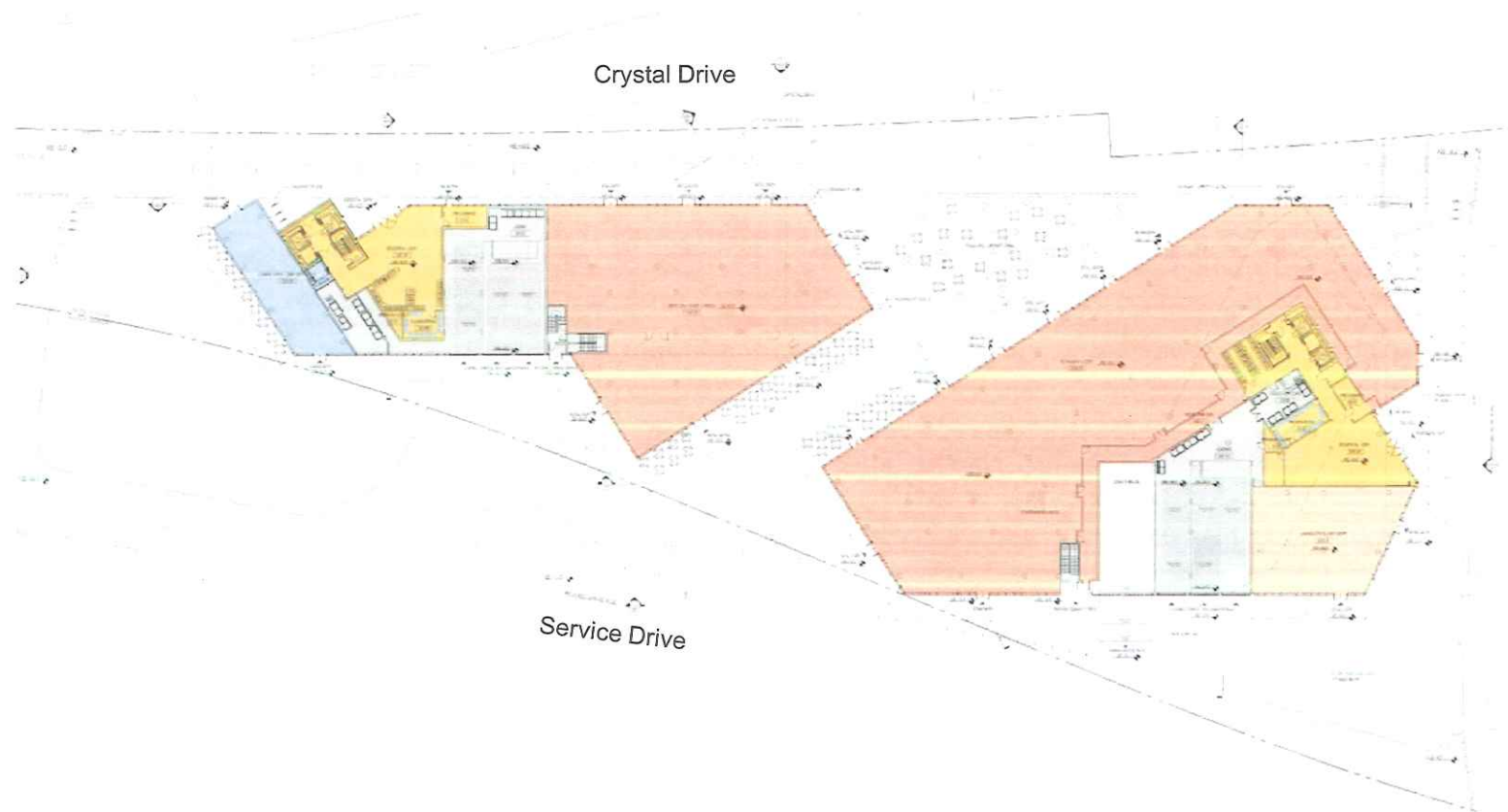
Multifamily Rental	710,457 GSF (752 units)
Retail	59,815 GSF
Total	770,272 GSF
Parking	342 spaces (0.45 spaces per unit)
Open Space	38,000 SF of open space required by sector plan



Views from the
east

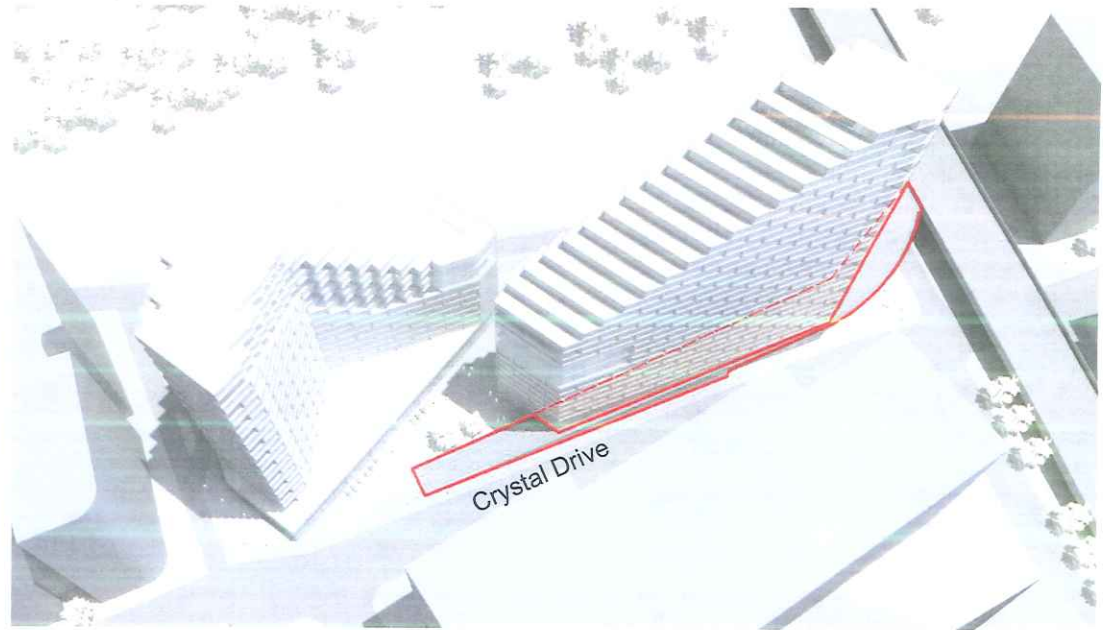
2525 Crystal Drive

Site Plan

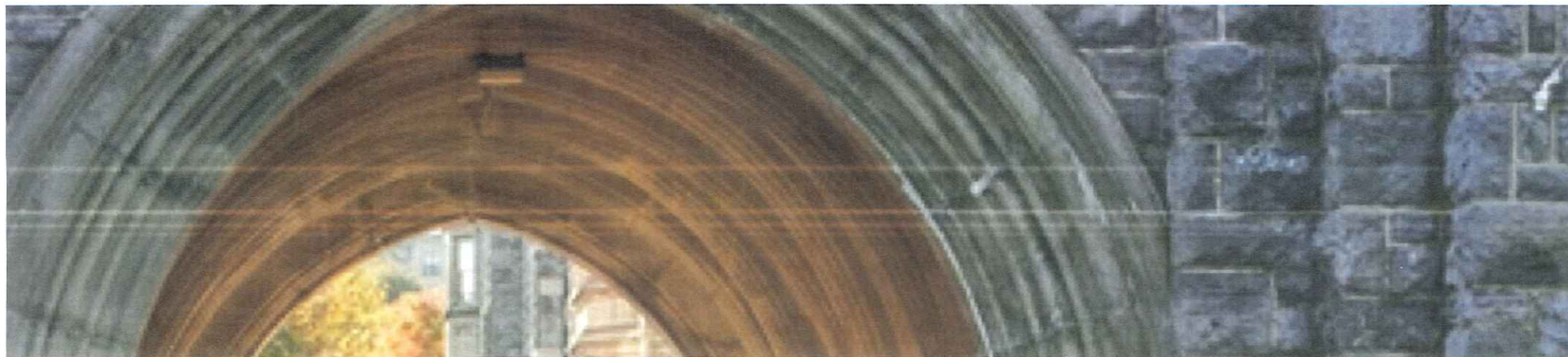


2525 Crystal Drive

Airport Offramp



Virginia Tech Innovation Campus and District



VIRGINIA TECH™

Virginia Tech

- 35,000 students
- 250 undergraduate and graduate degree programs
- \$530+ million research portfolio
- #5 Nationally in STEM degrees awarded
- #5 Top rated engineering/computer science graduates
- Land grant mission and commitment to service, Ut Prosim





Innovation Campus

- Graduate campus with master's and PhD programs
- Computer science and engineering focus
- 750 master's graduates at scale
- Undergraduate experiential learning opportunities
- Magnet for talent and partnerships of all types
- Complements significant undergraduate enrollment





Existing Conditions
2019

Crystal City

Old Town

LANDBAY
F

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G

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H